

Q1 2026
RESEARCH REPORT

VENTURA COUNTY

CONTENTS

VENTURA COUNTY COVERAGE AREA

DIRECT LEASE

Existing Available Listings
New Listings Added
Under Construction Available Listings
Proposed Available Listings
Direct Lease Transactions
Direct Lease Transactions by Size
Direct Lease Transactions: Average Months on Market
Avg Asking Rate – Total Available Listings (Gross)
Avg Asking Rate – Total Available Listings (Net)
Rate Reductions (Net)

SUBLEASE

Total Available Listings
Sublease Transactions
Sublease Transactions by Size

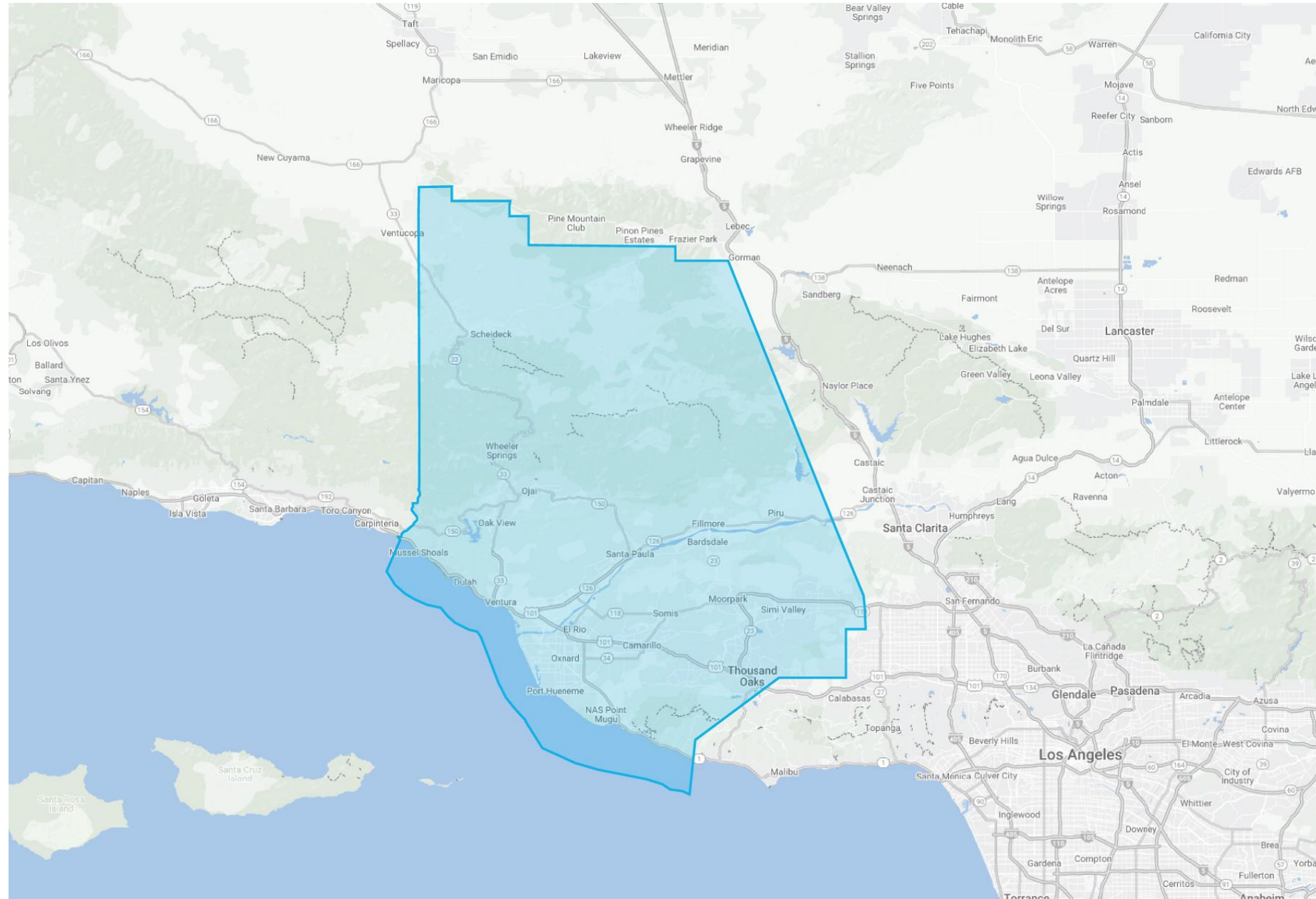
SALE

Total Available Listings
New Listings Added
Sale Comparables
Sale Comparables by Size
Sale Comparables – Avg Price

UNDER CONSTRUCTION

Under Construction Properties
Delivered/Completed Properties

VENTURA COUNTY COVERAGE AREA



**ALL
PROPERTY
TYPES**

Industrial, Office,
Retail & Land

1,600

Listings across 12K
Properties in Ventura County

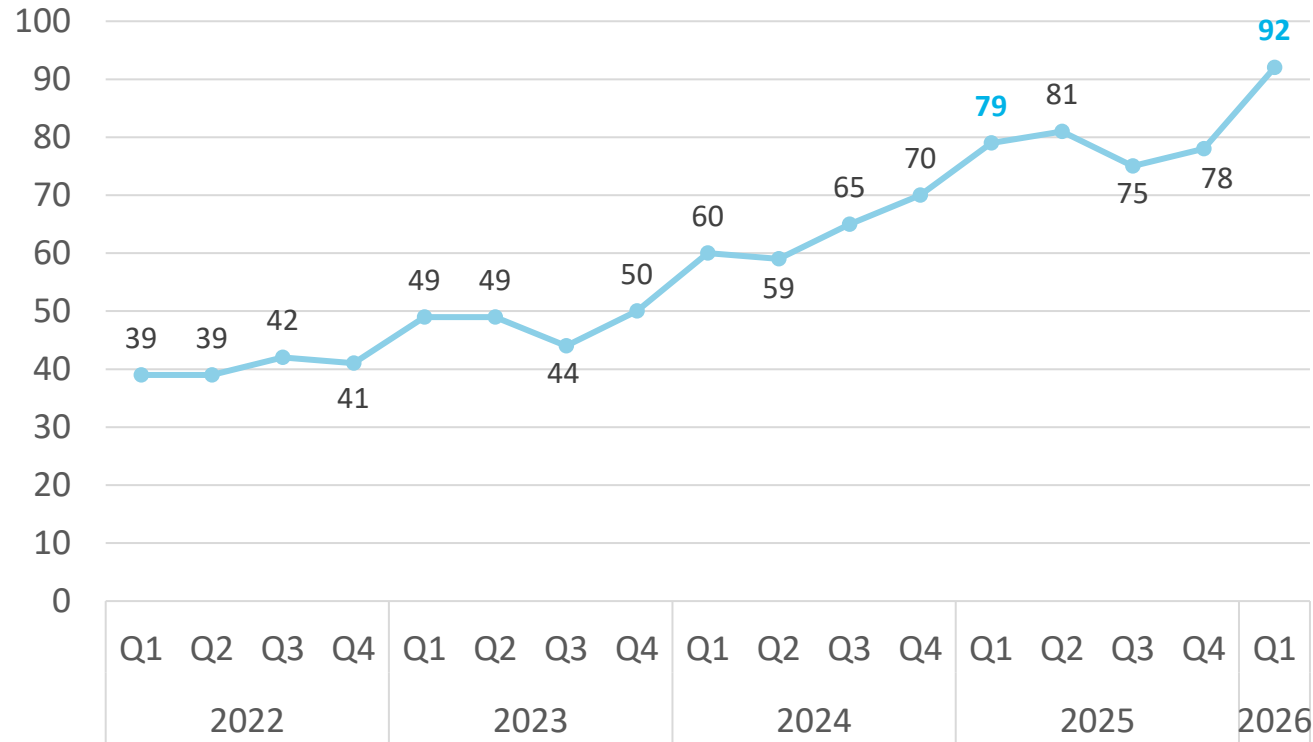
37K

Listings across 422K
Properties in SoCal

EXISTING AVAILABLE LISTINGS: DIRECT LEASE

VENTURA COUNTY

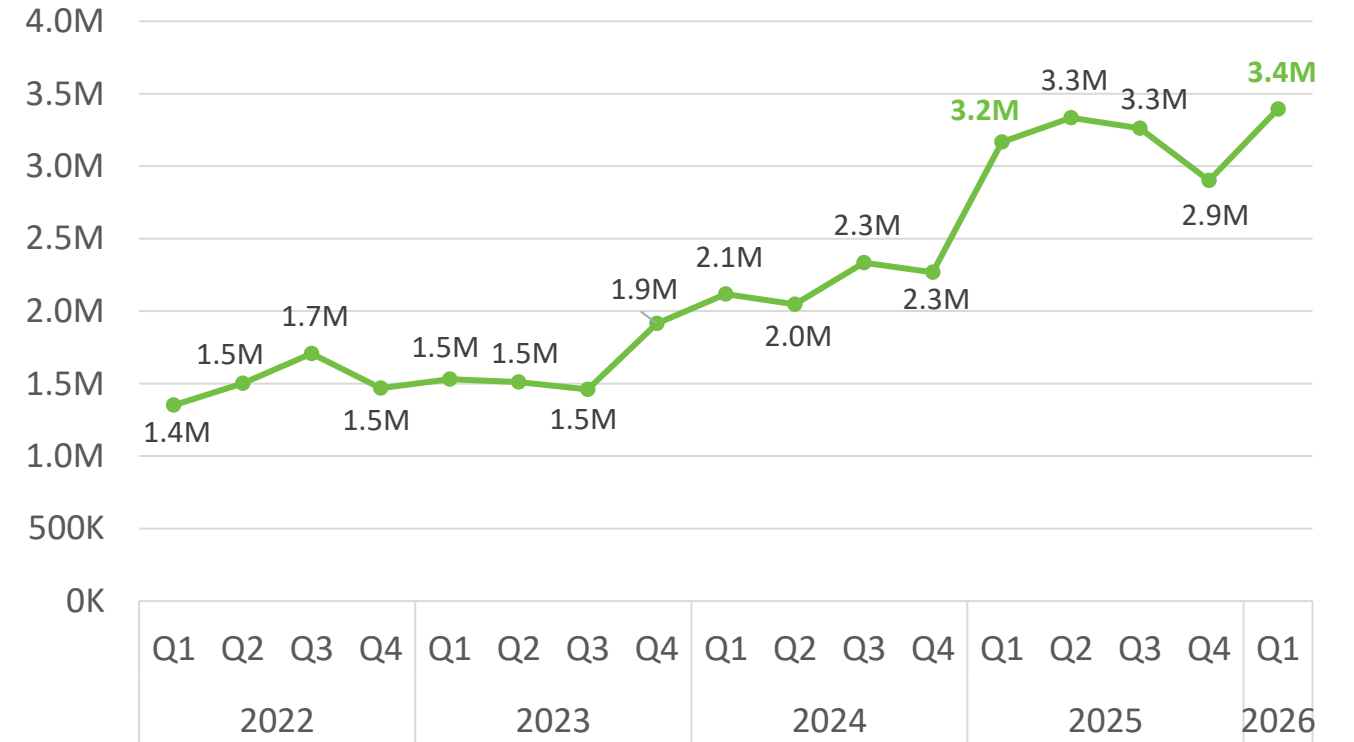
COUNT



▲ **16%**

YOY increase in number of listings

BY SF



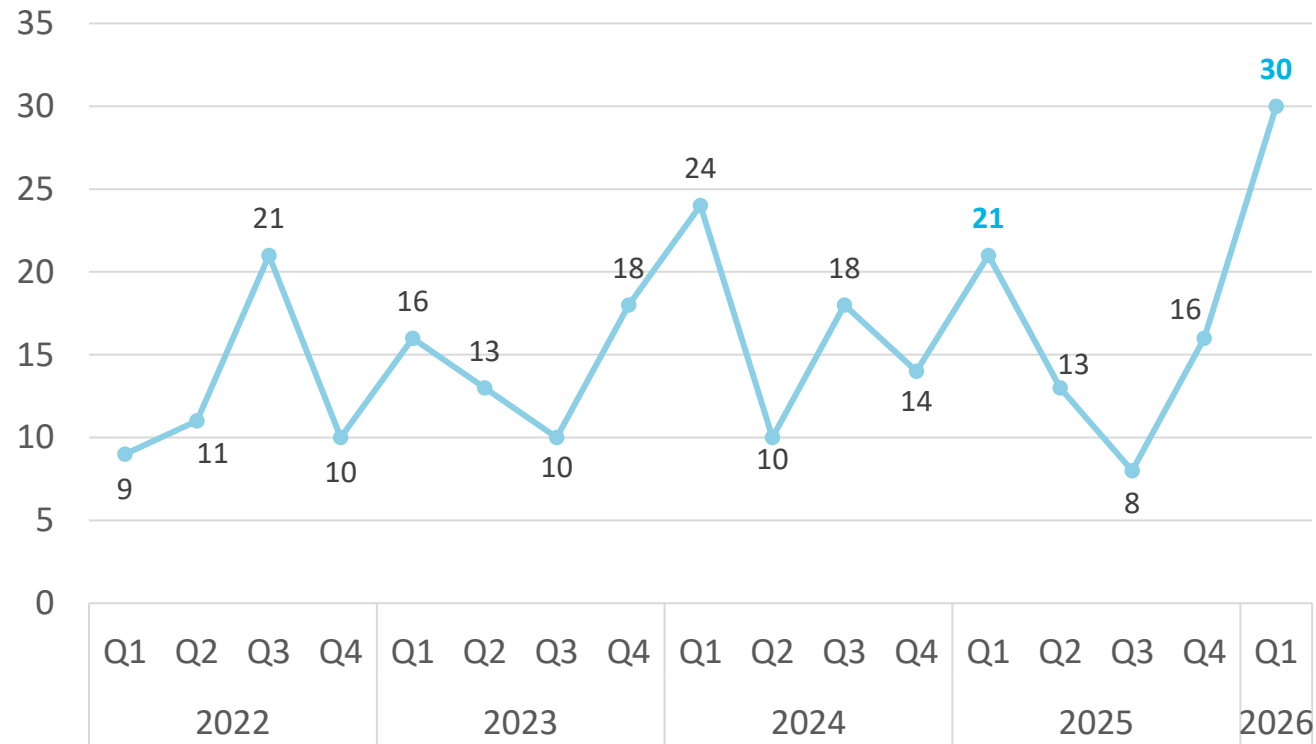
▲ **200K (6%)**

YOY increase in SF of listings

NEW LISTINGS ADDED: DIRECT LEASE

VENTURA COUNTY

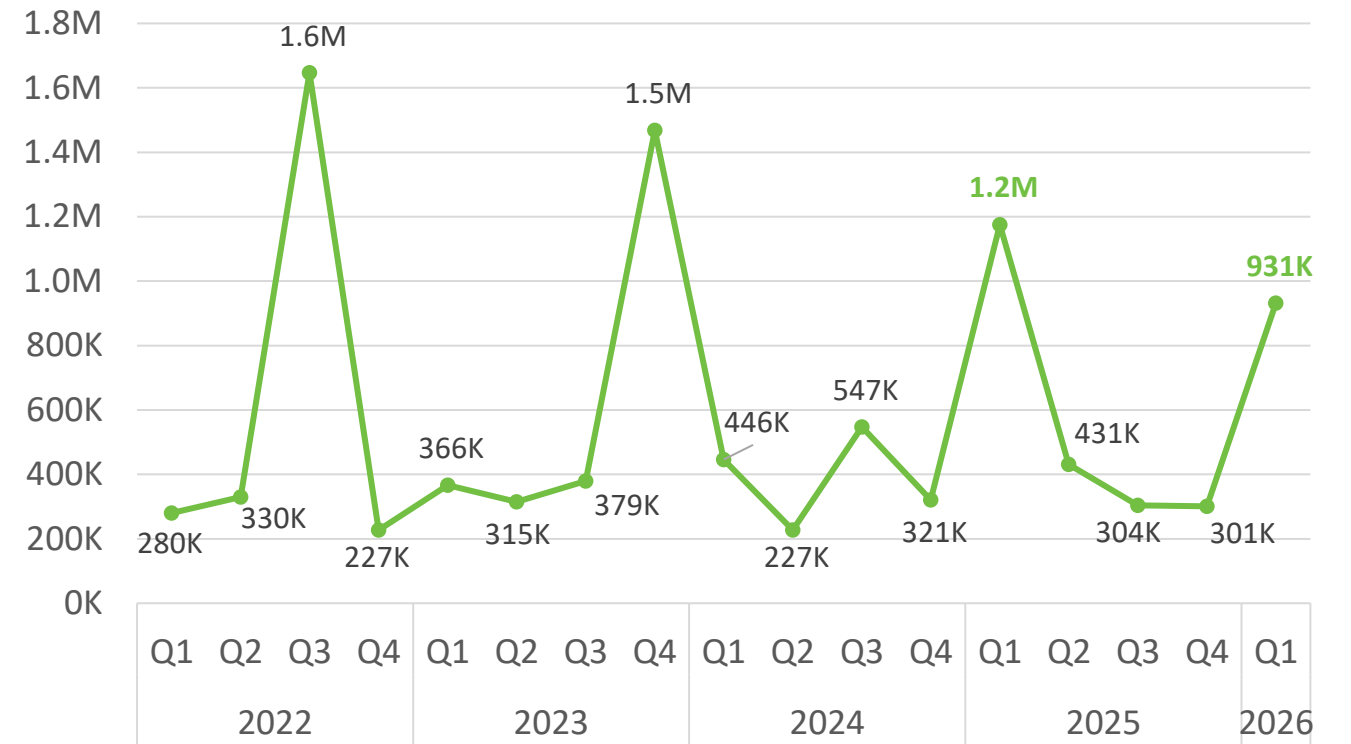
COUNT



▲ **43%**

YOY increase in number of listings added

BY SF



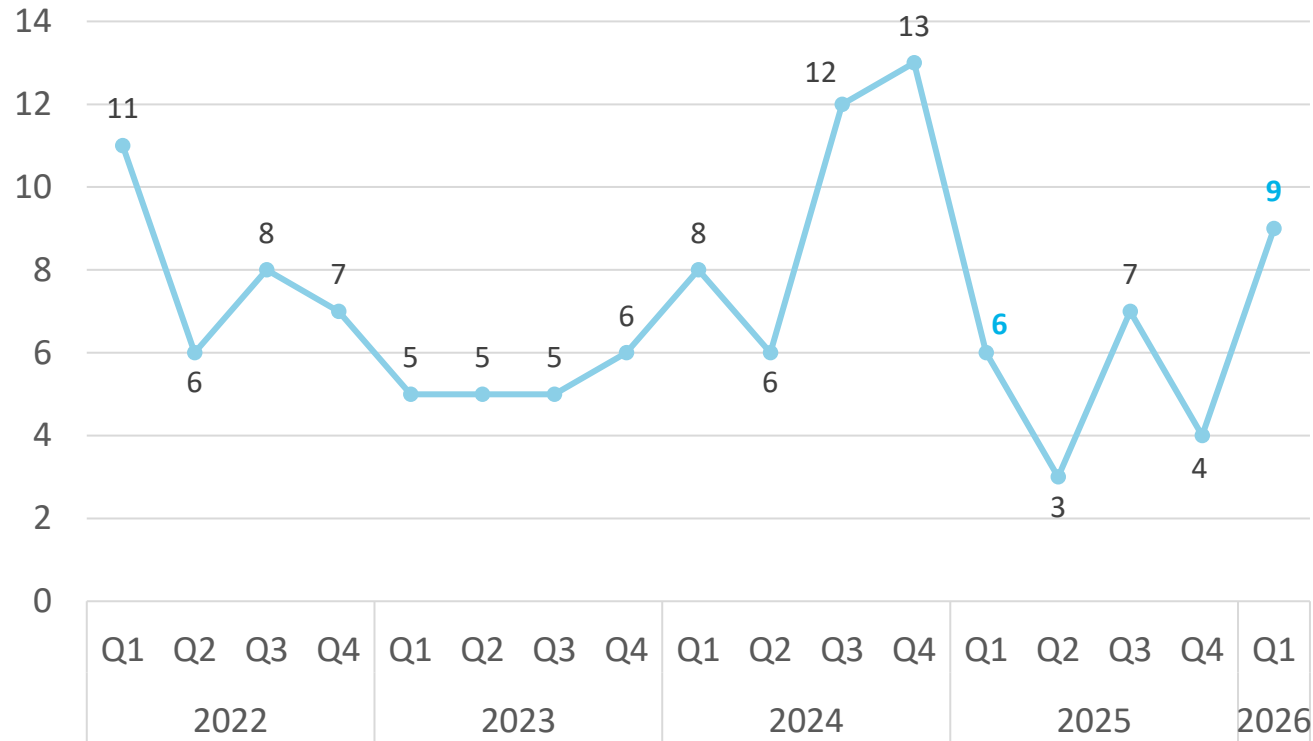
▼ **269K (22%)**

YOY decrease in SF of listings added

UNDER CONSTRUCTION AVAILABLE LISTINGS: DIRECT LEASE

VENTURA COUNTY

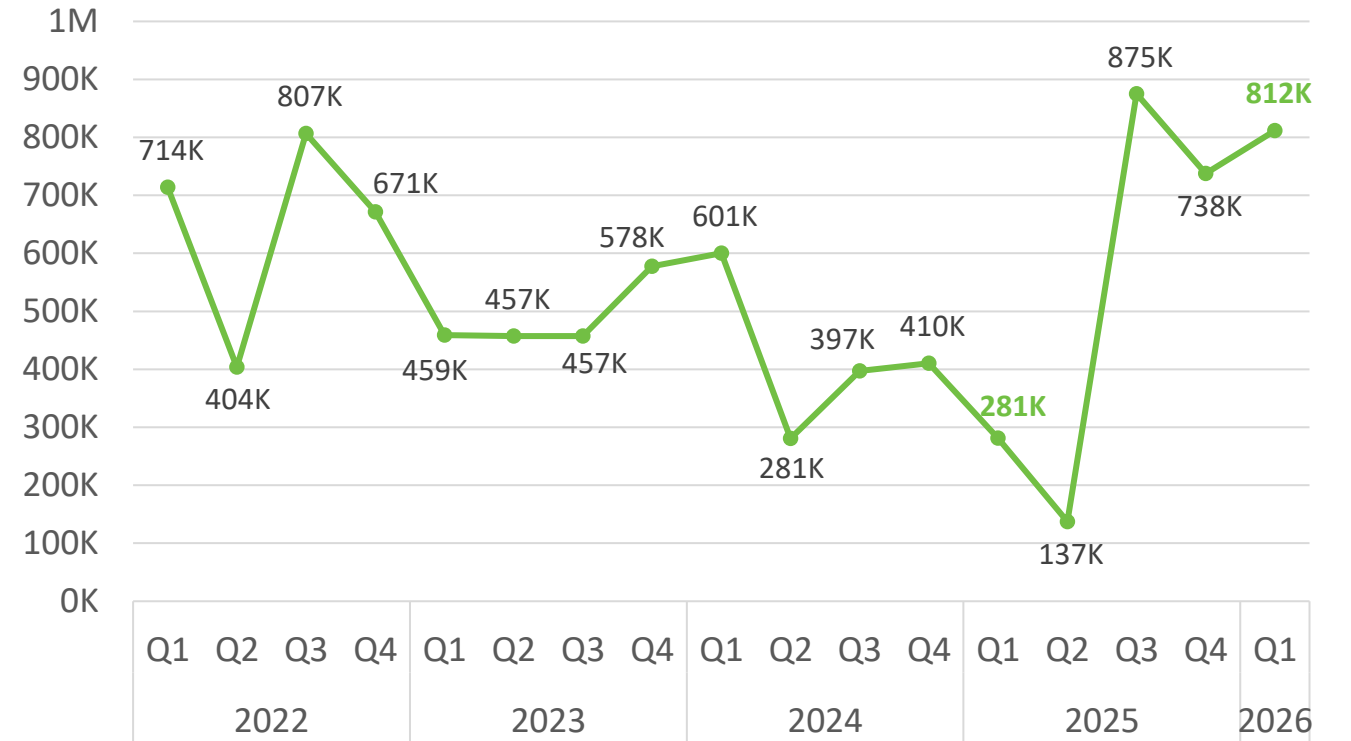
COUNT



▲ 50%

YOY increase in number of listings

BY SF



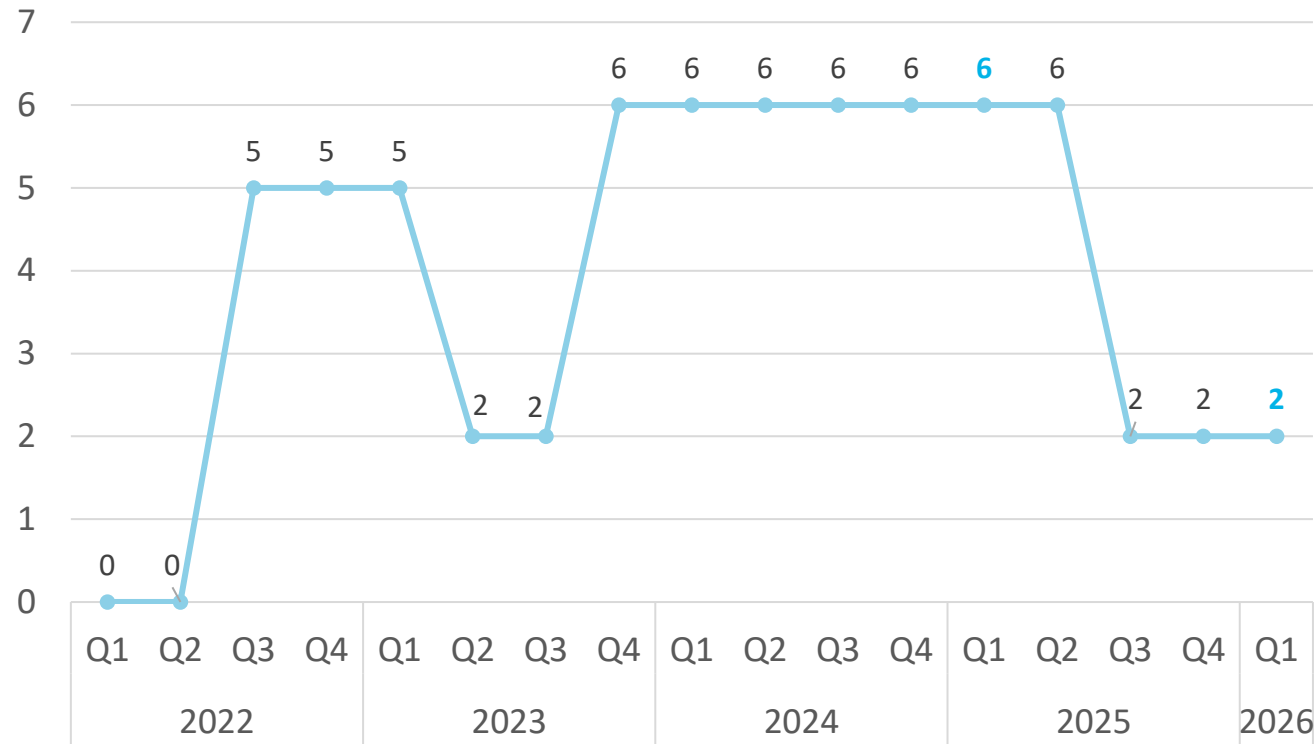
▲ 531K (189%)

YOY increase in SF of listings

PROPOSED AVAILABLE LISTINGS: DIRECT LEASE

VENTURA COUNTY

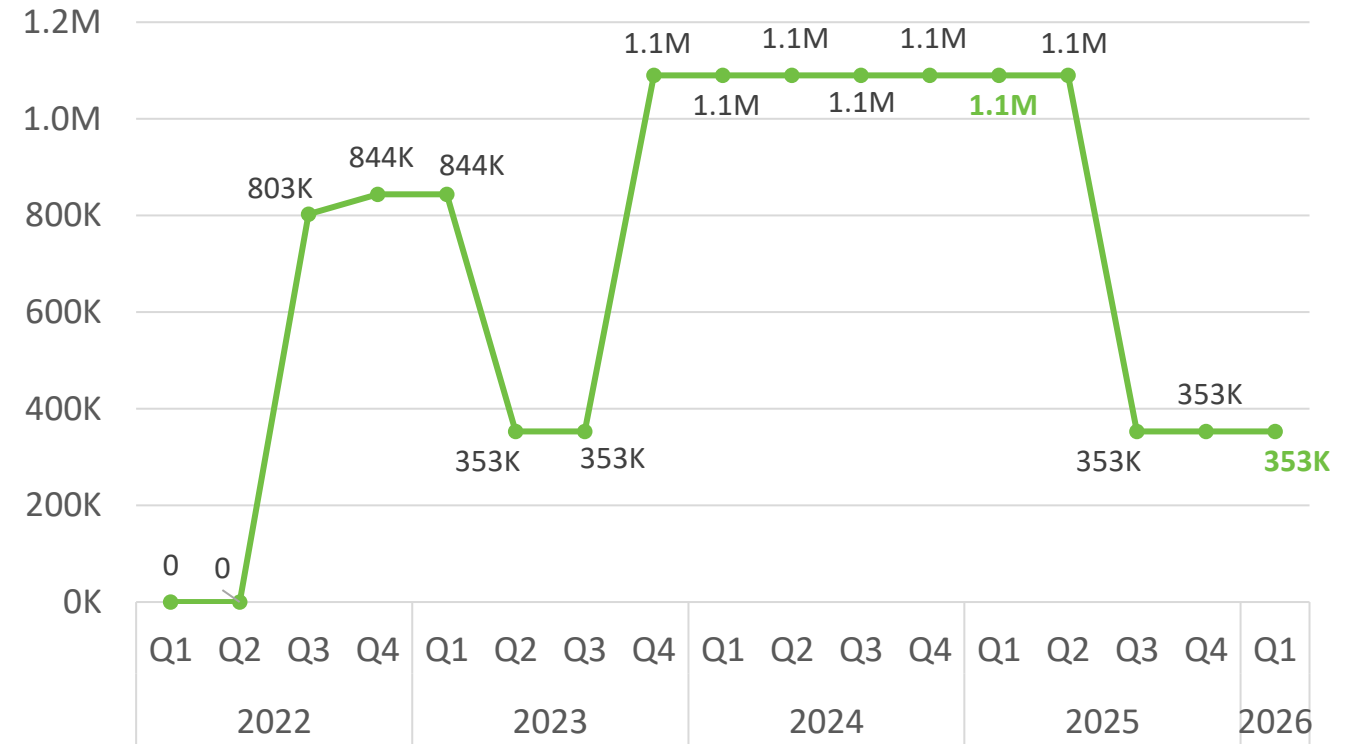
COUNT



▼ **67%**

YOY decrease in number of listings

BY SF



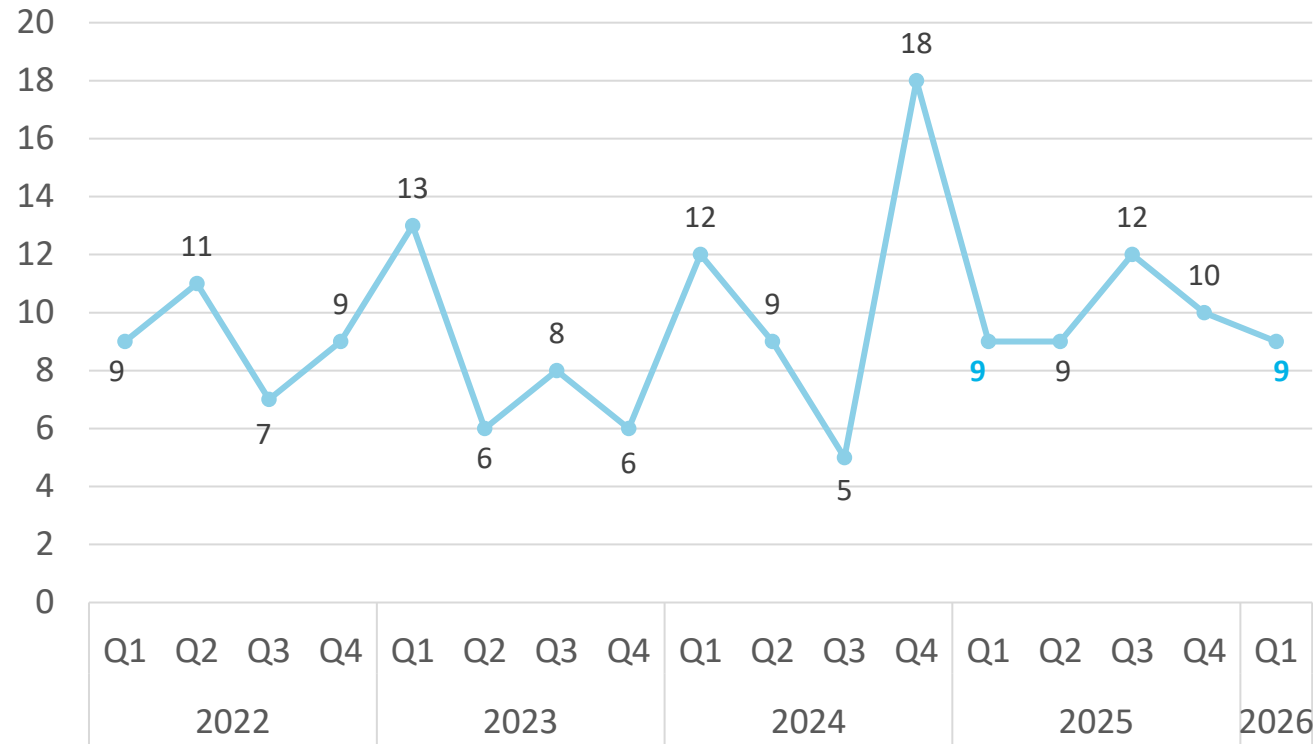
▼ **747K (68%)**

YOY decrease in SF of listings

TRANSACTIONS: DIRECT LEASE

VENTURA COUNTY

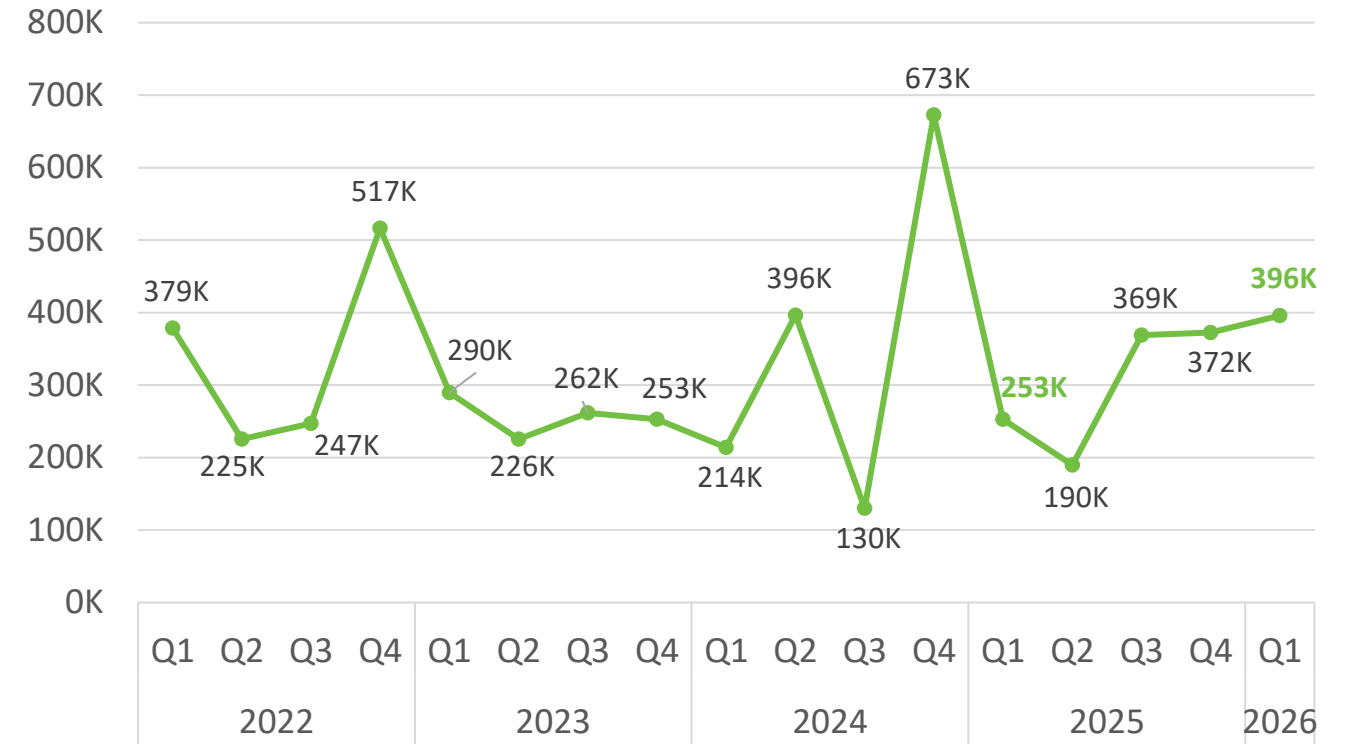
COUNT



0

No change in number of transactions

BY SF



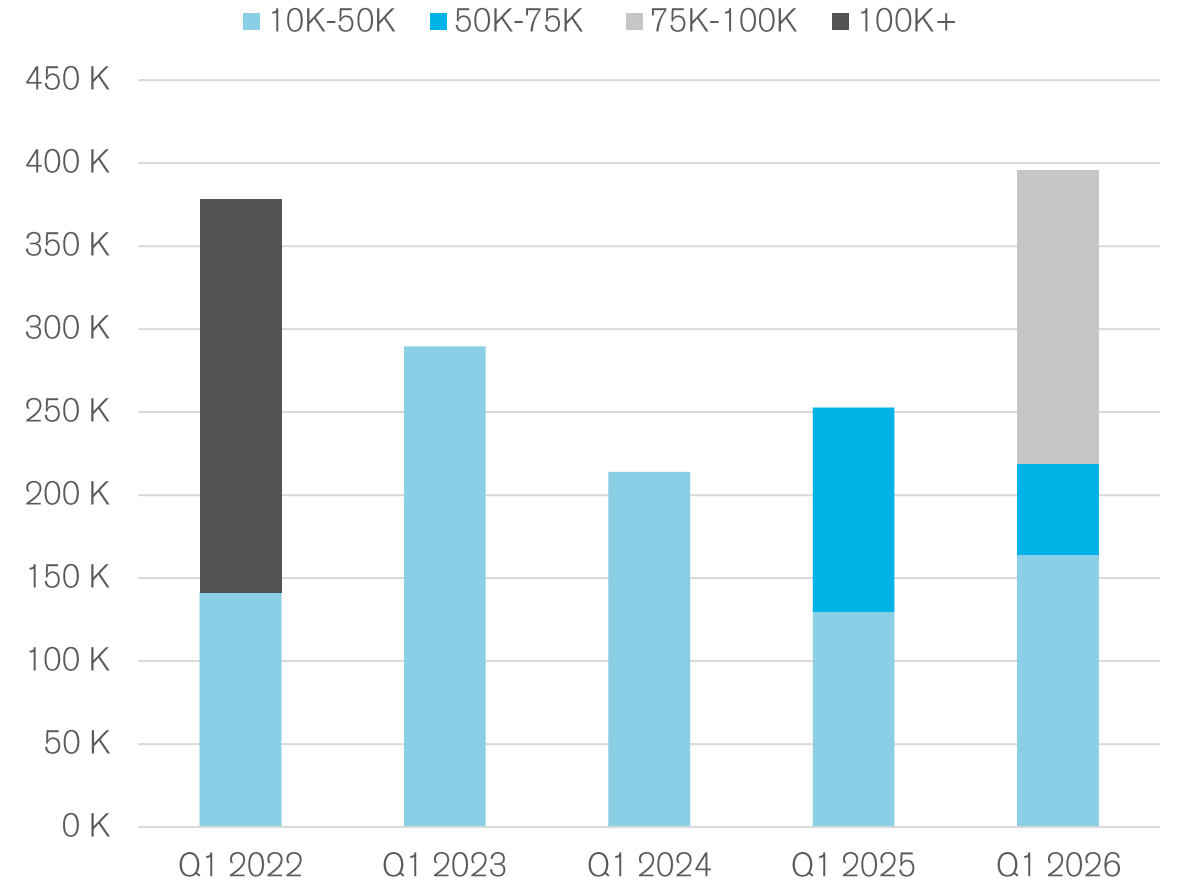
▲ 143K (57%)

YOY increase in SF transacted

DIRECT LEASE TRANSACTIONS BY SIZE

VENTURA COUNTY

	Q1 2022	Q1 2023	Q1 2024	Q1 2025	Q1 2026
10K-50K	8 141K	13 290K	12 214K	7 130K	6 164K
50K-75K	0	0	0	2 123K	1 55K
75K-100K	0	0	0	0	2 177K
100K+	1 237K	0	0	0	0
Grand Total	9 379K	13 290K	12 214K	9 253K	9 396K

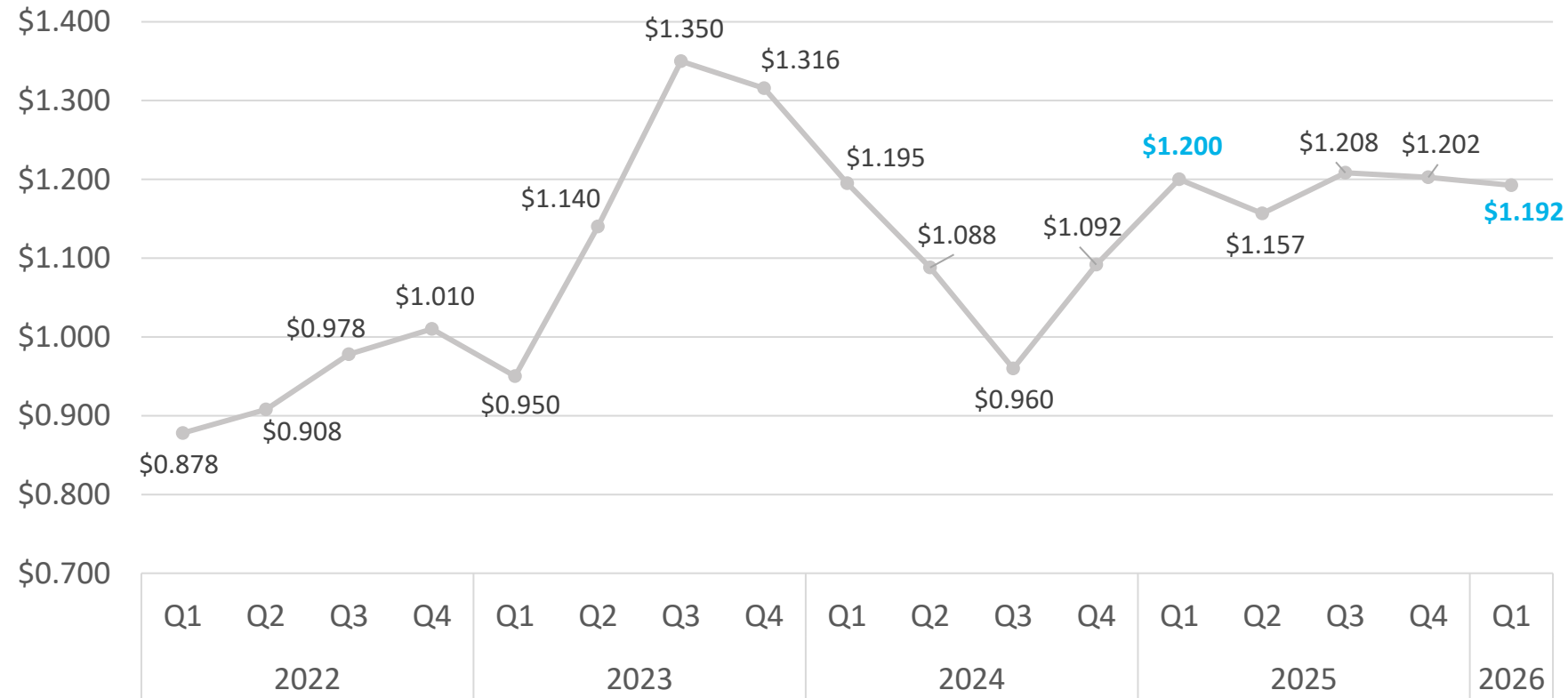


396K SF Transacted

Over 177K SF of all transacted SF was in buildings 75K-100K SF representing 45% of the total transacted square footage

AVERAGE ASKING RATE (GROSS): DIRECT LEASE

VENTURA COUNTY



▲ **\$0.32 (36%)**

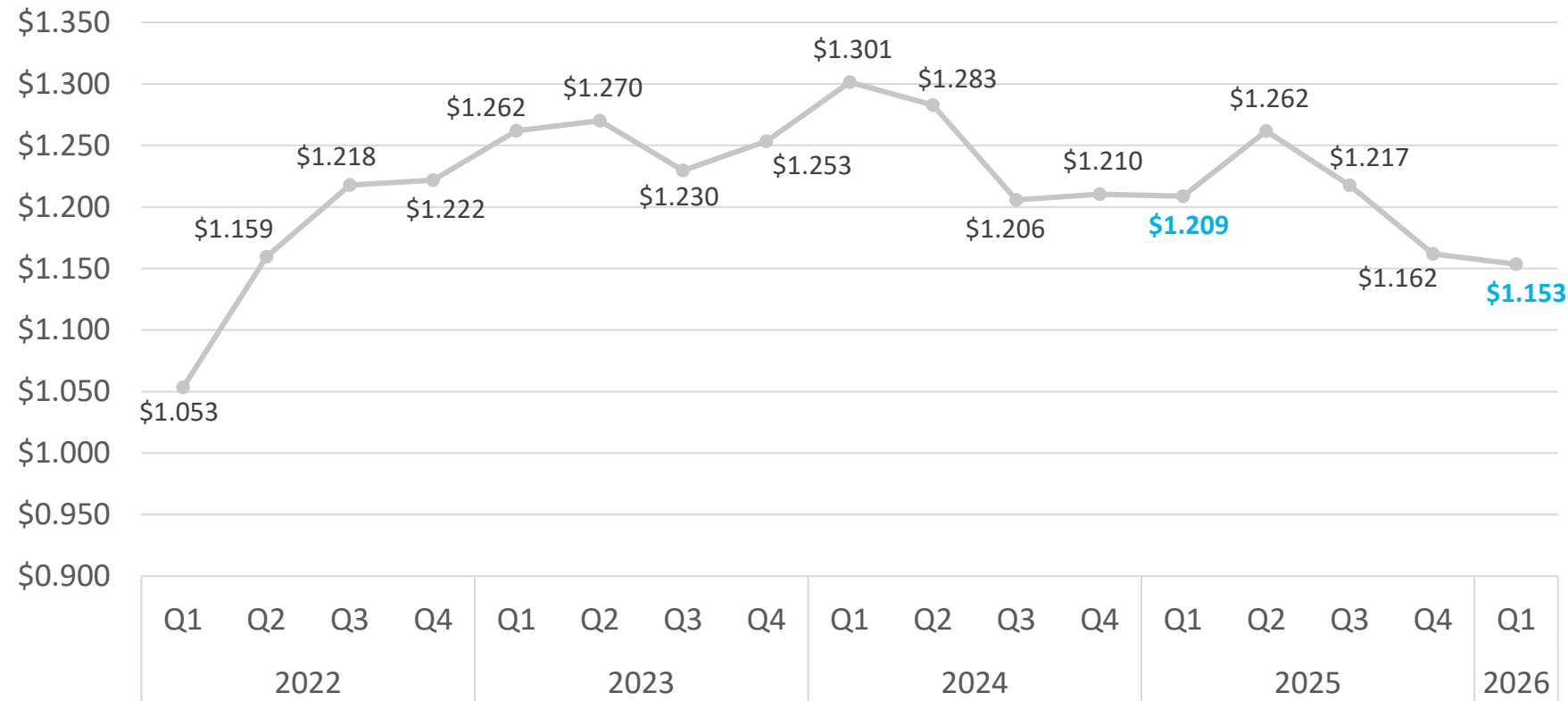
Increase in average asking rate since Q1 2022

▼ **\$0.01 (1%)**

YOY decrease in average asking rate

AVERAGE ASKING RATE (NET): DIRECT LEASE

VENTURA COUNTY



▲ **\$0.10 (9%)**

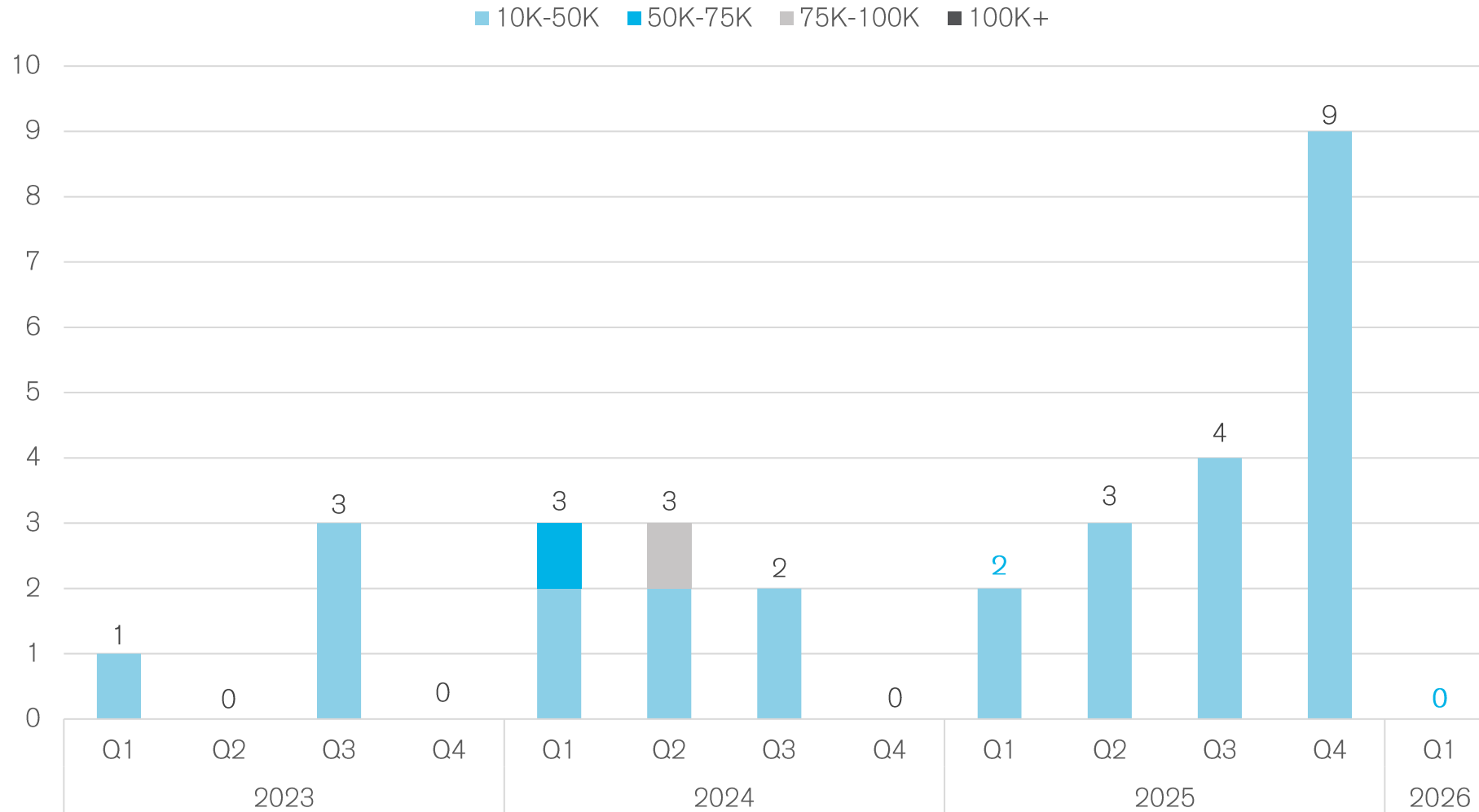
Increase in average asking rate since Q1 2022

▼ **\$0.06 (5%)**

YOY decrease in average asking rate

RATE REDUCTIONS (NET) BY SIZE: DIRECT LEASE

VENTURA COUNTY



▼ **100%**

YOY decrease in number of rate reductions

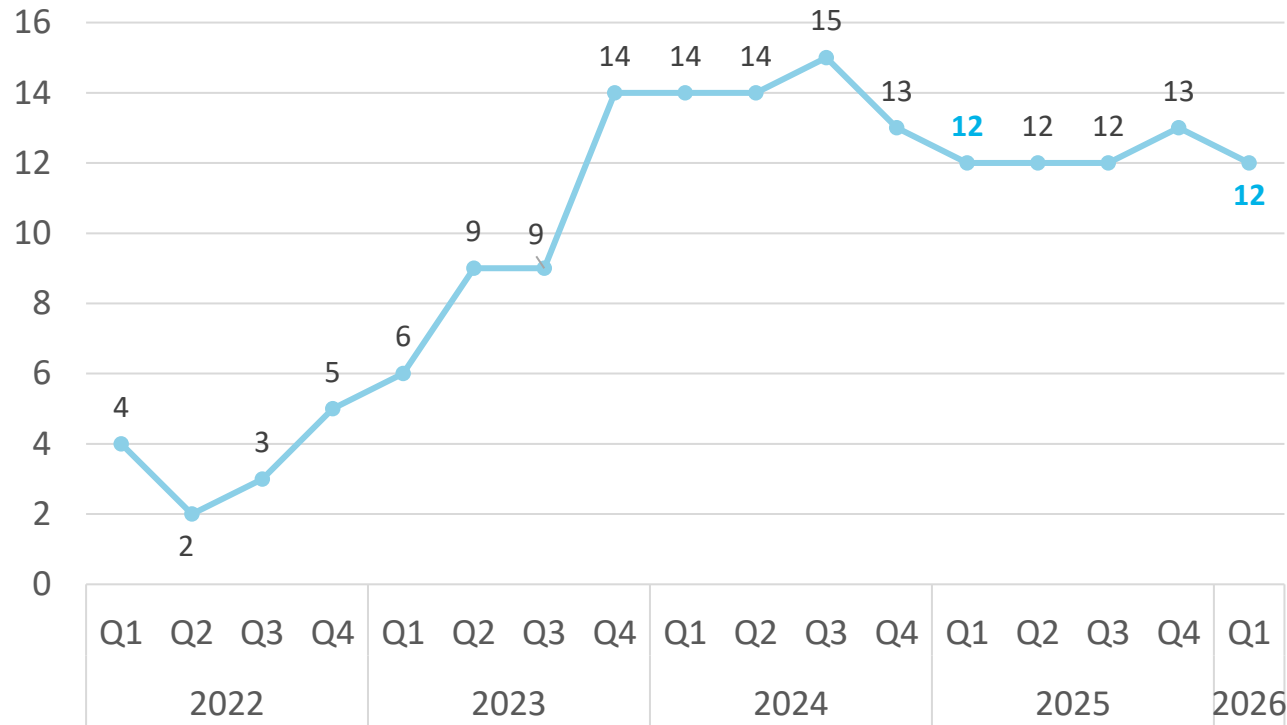
▼ **100%**

Decrease in number of rate reductions since Q4 2025

TOTAL AVAILABLE LISTINGS: SUBLEASE

VENTURA COUNTY

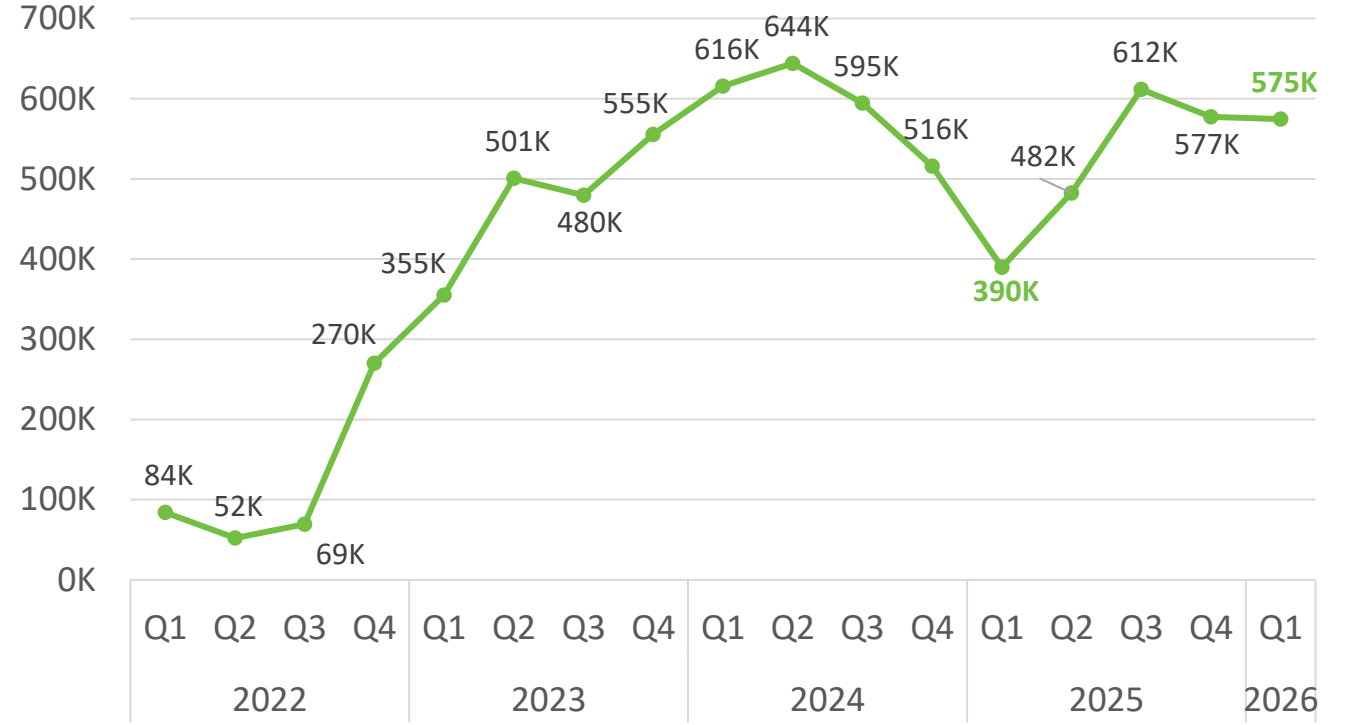
COUNT



0

No change in number of listings

BY SF



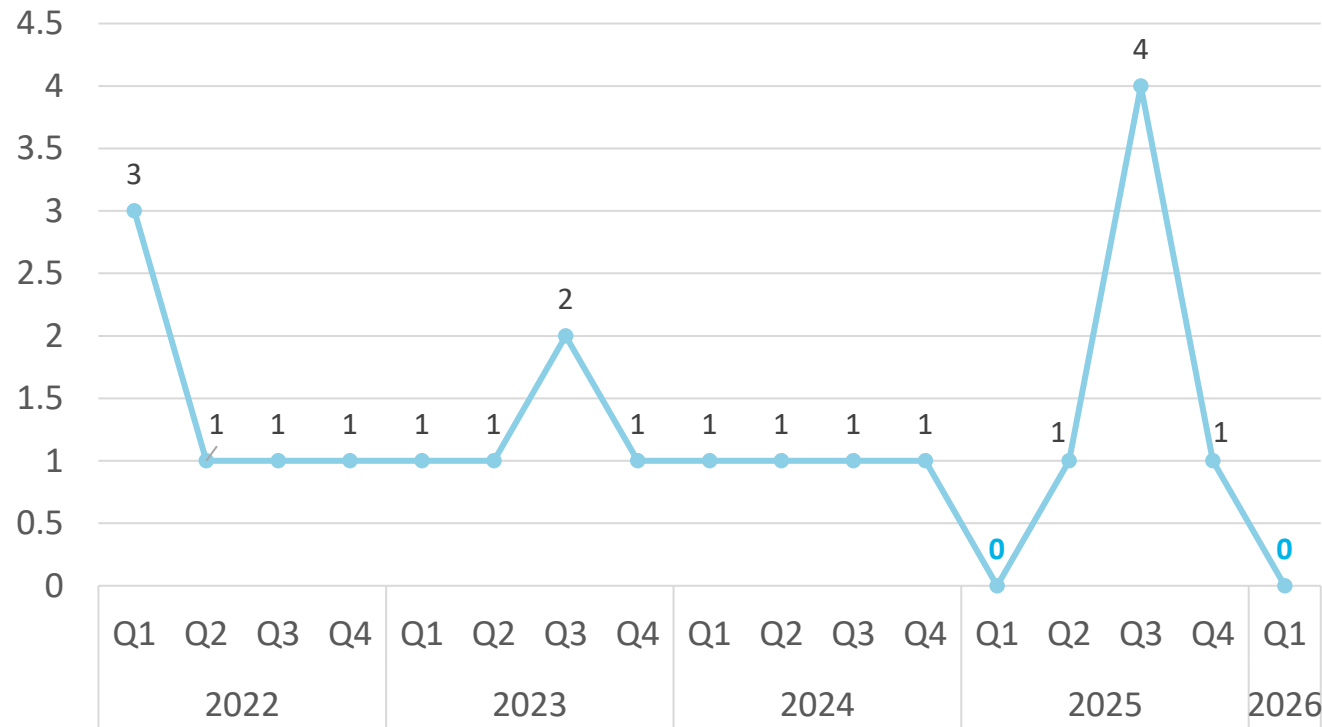
▲ 185K (47%)

YOY increase in SF of listings

TRANSACTIONS: SUBLEASE

VENTURA COUNTY

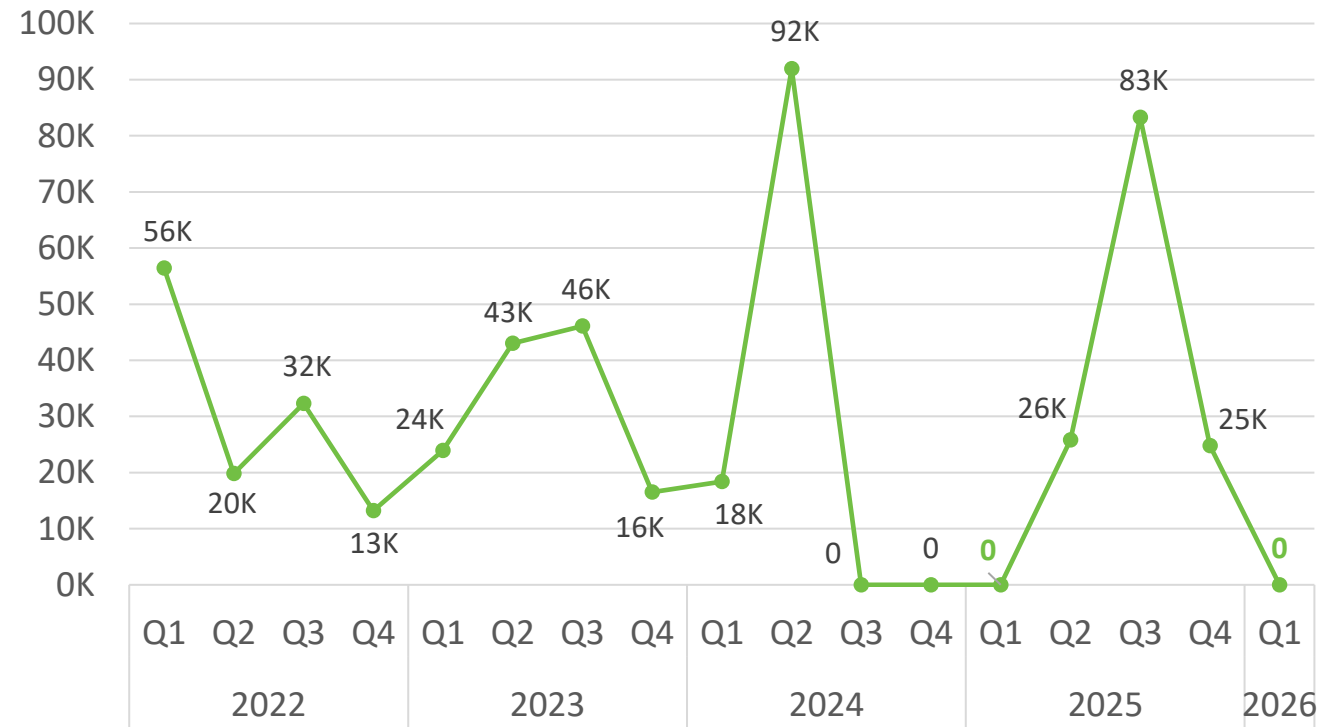
COUNT



0

No change in number of transactions

BY SF



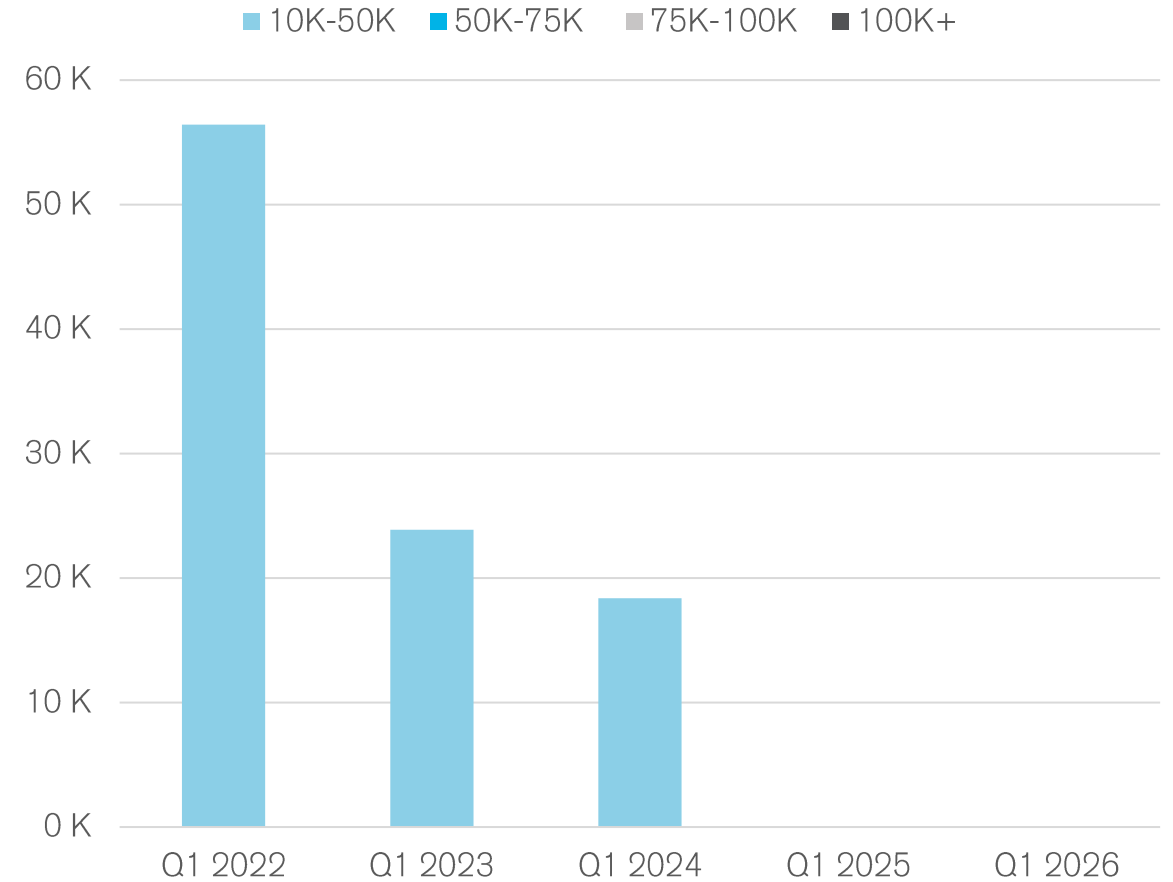
0

No change in SF transacted

SUBLEASE TRANSACTIONS BY SIZE & REGION: SF

VENTURA COUNTY

	Q1 2022	Q1 2023	Q1 2024	Q1 2025	Q1 2026
10K-50K	3 56K	1 24K	1 18K	0	0
50K-75K	0	0	0	0	0
75K-100K	0	0	0	0	0
100K+	0	0	0	0	0
Grand Total	3 56K	1 24K	2 18K	0	0



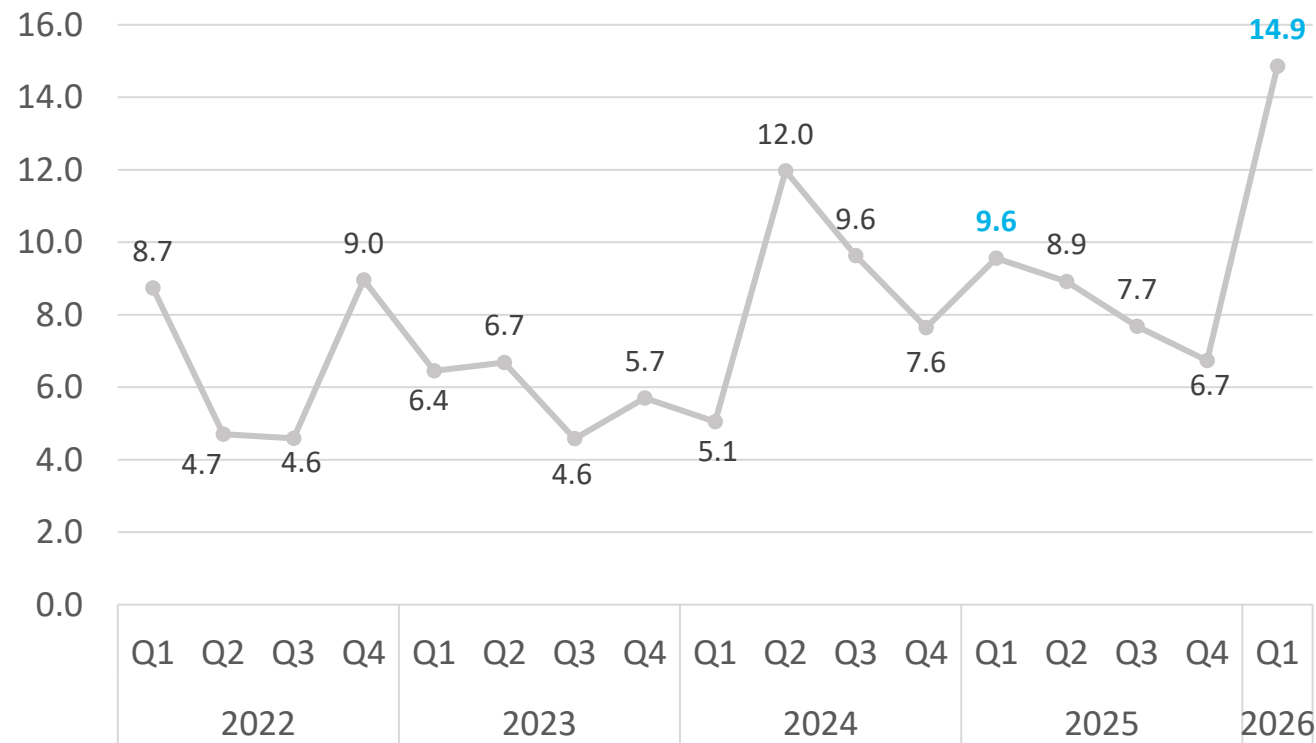
0 SF Subleased

There were no sublease transactions in Q1 2026

TRANSACTIONS: AVERAGE MONTHS ON MARKET

VENTURA COUNTY

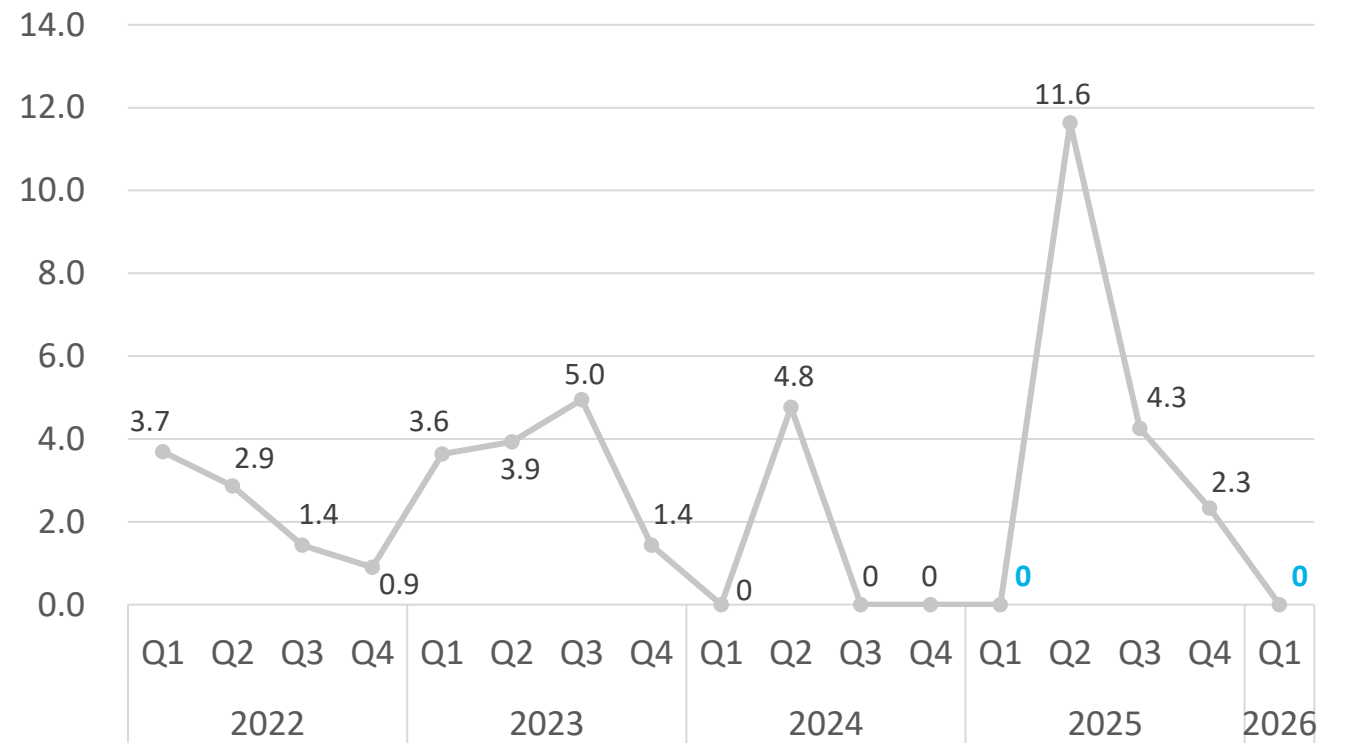
DIRECT LEASE AVG MONTHS ON MARKET



▲ 5.3 Months (55%)

YOY increase in time on market

SUBLEASE AVG MONTHS ON MARKET



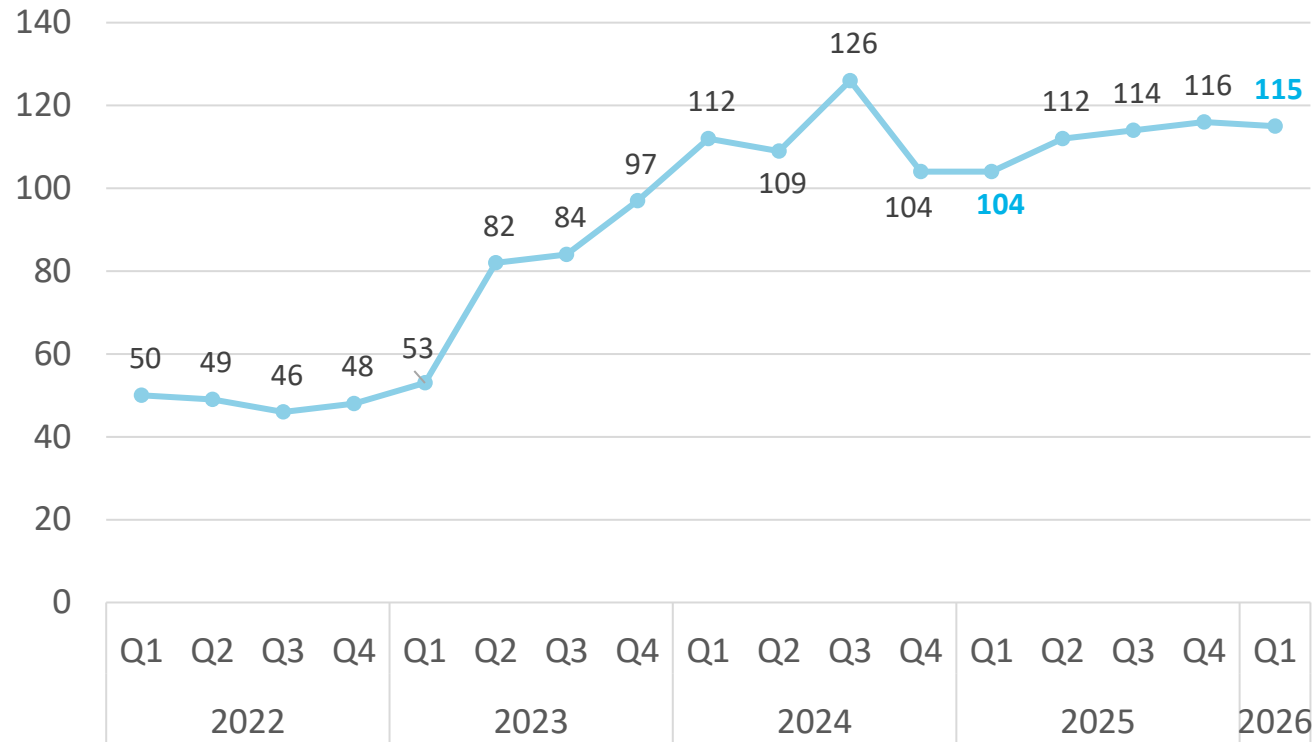
0

No change in time on market

TOTAL AVAILABLE LISTINGS: SALE

VENTURA COUNTY

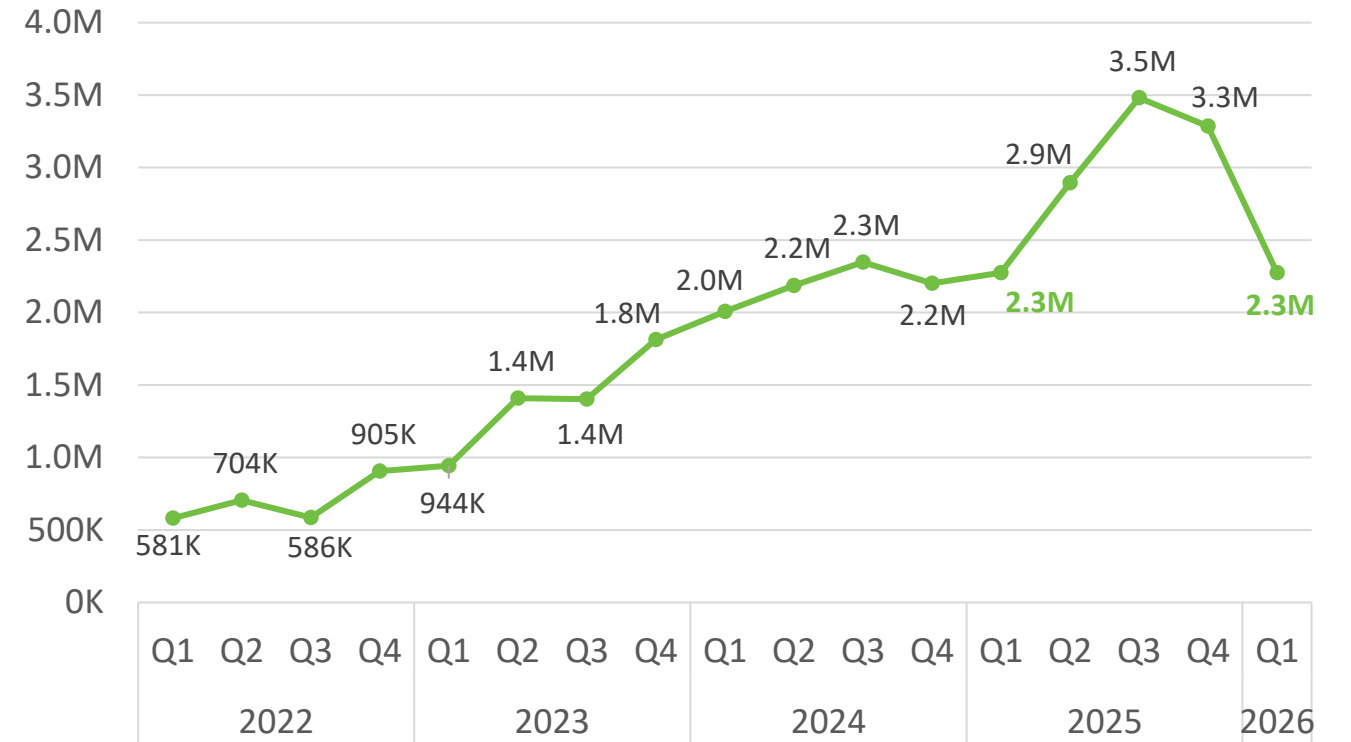
COUNT



▲ 11%

YOY increase in number of listings

BY SF



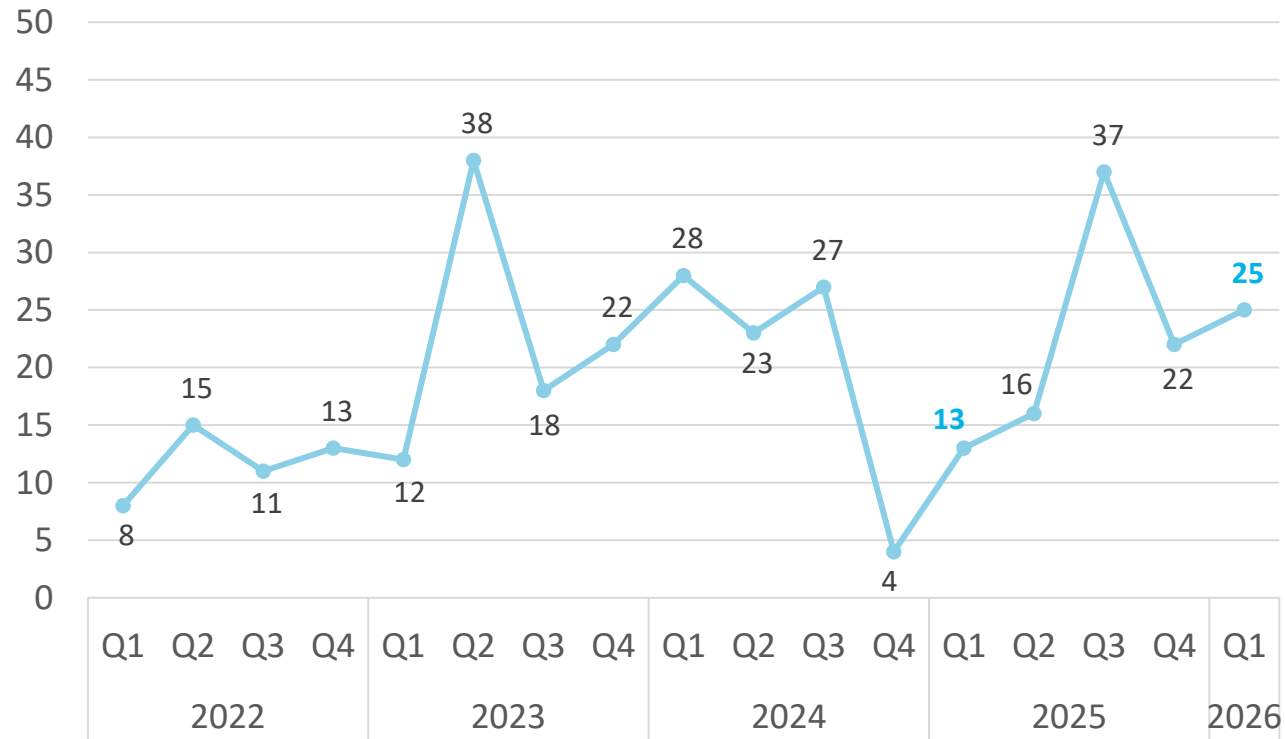
0

No change in SF of listings

NEW LISTINGS ADDED: SALE

VENTURA COUNTY

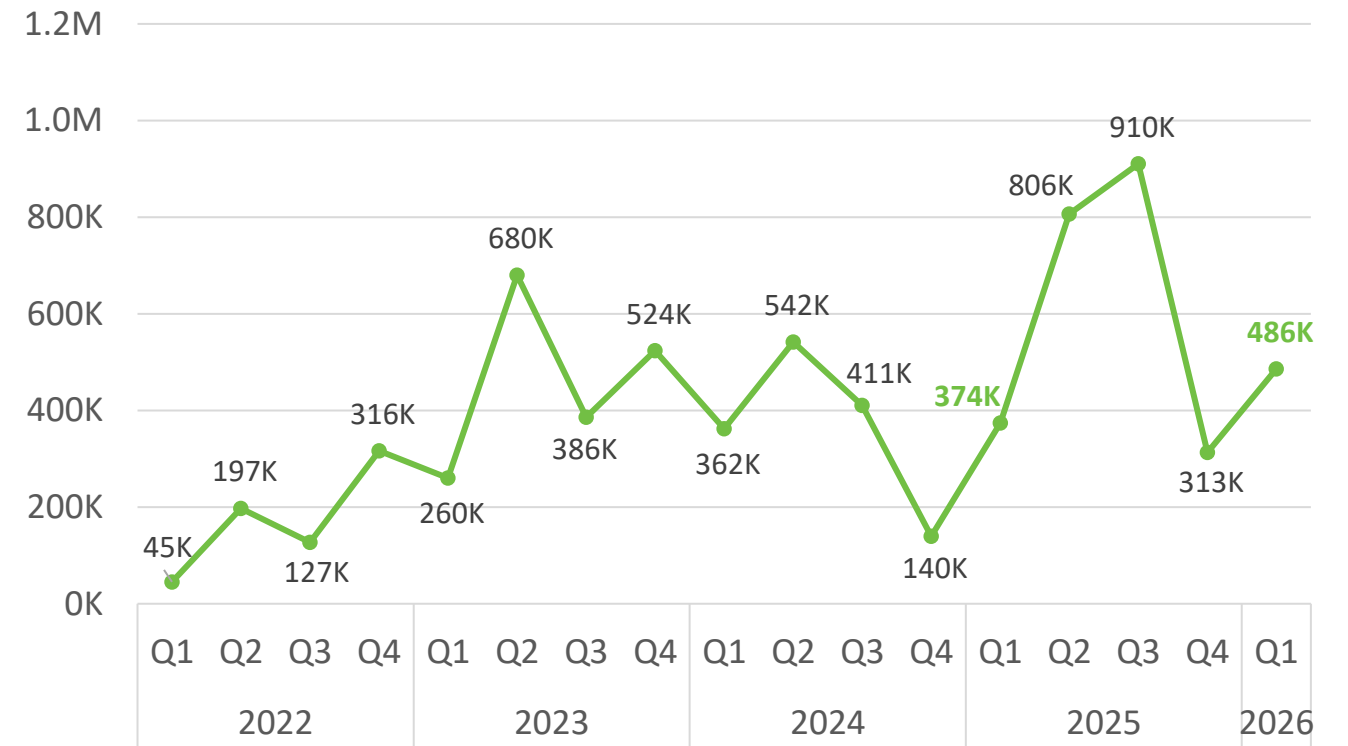
COUNT



▲ **92%**

YOY increase in number of listings added

BY SF



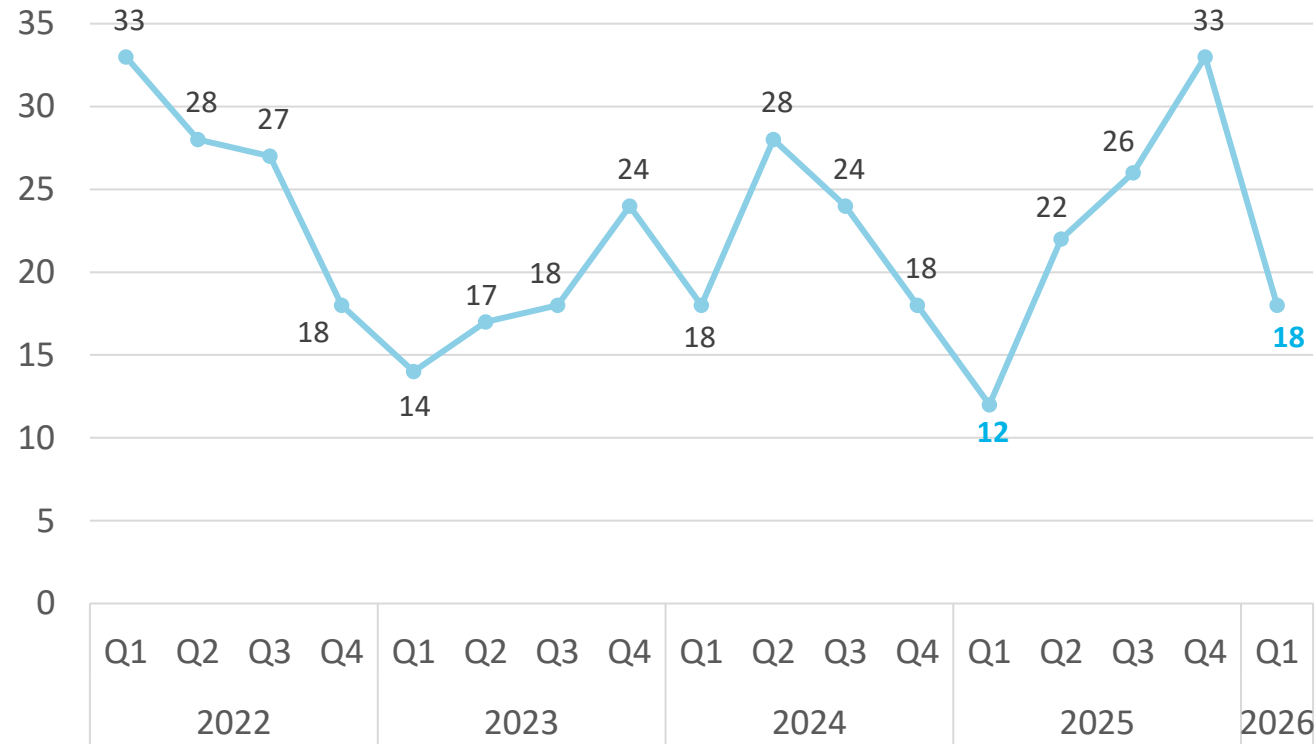
▲ **112K (30%)**

YOY increase in SF added

SALE COMPARABLES

VENTURA COUNTY

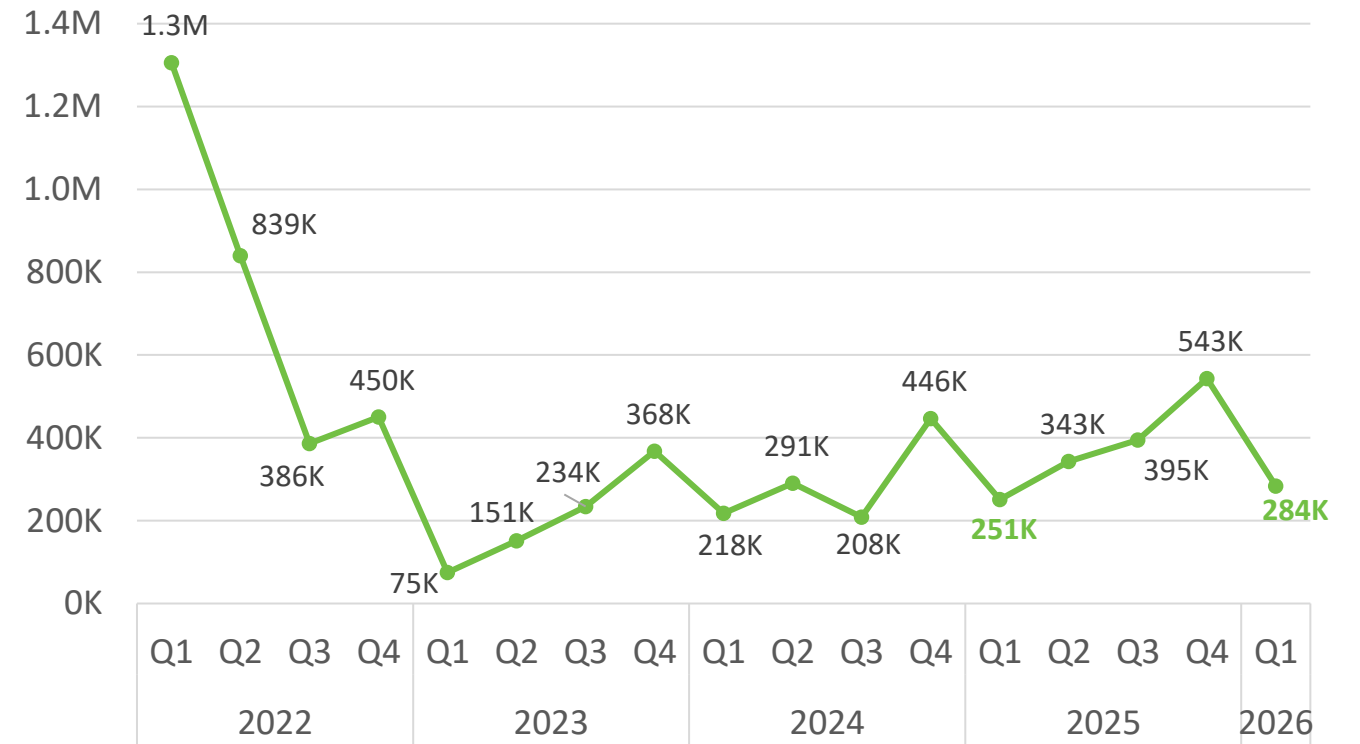
COUNT



▲ **50%**

YOY increase in number of transactions

BY SF



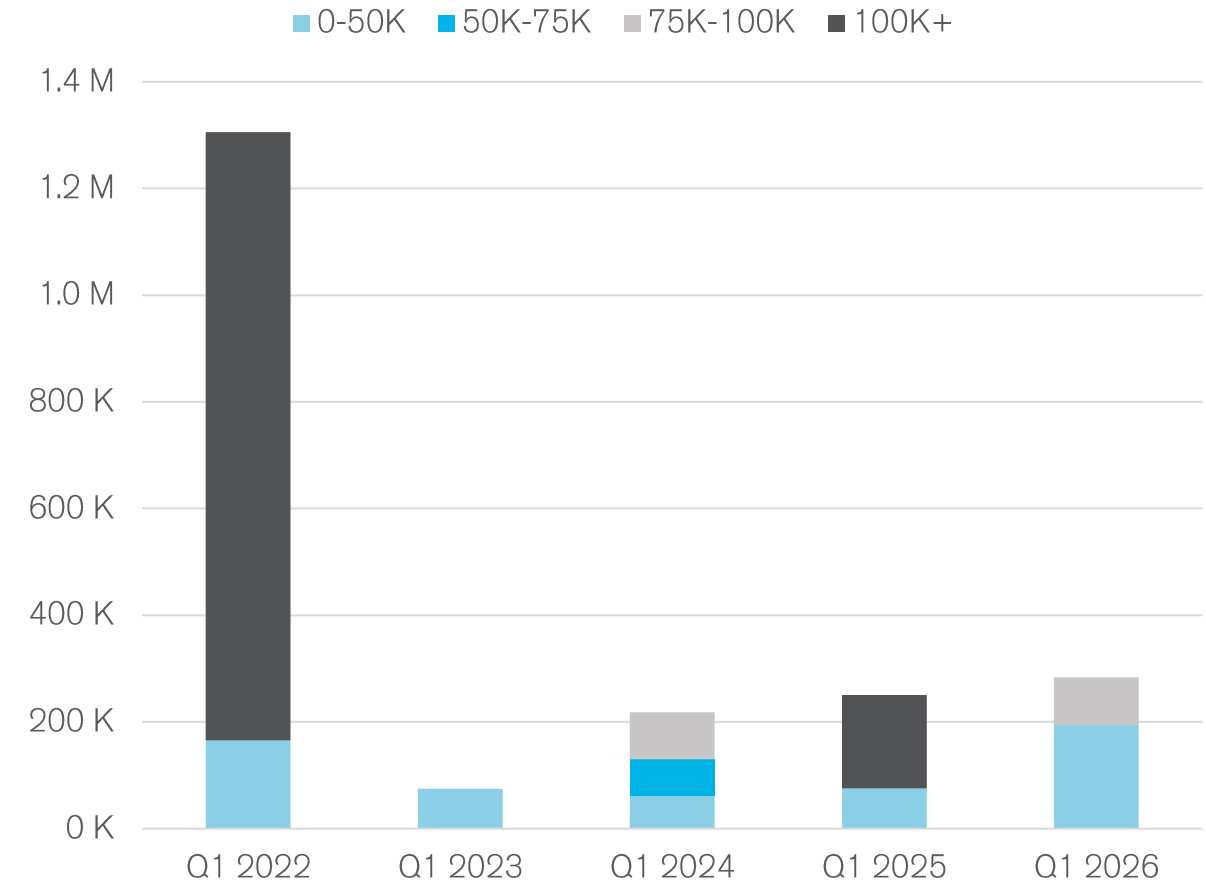
▲ **33K (13%)**

YOY increase in SF sold

SALE COMPS BY SIZE

VENTURA COUNTY

	Q1 2022	Q1 2023	Q1 2024	Q1 2025	Q1 2026
0-50K	26 165K	14 75K	16 62K	11 76K	18 194K
50K-75K	0	0	1 68K	0	0
75K-100K	0	0	1 88K	0	1 90K
100K+	7 1.1M	0	0	1 175K	0
Grand Total	33 1.3M	14 75K	18 218K	12 251K	19 284K

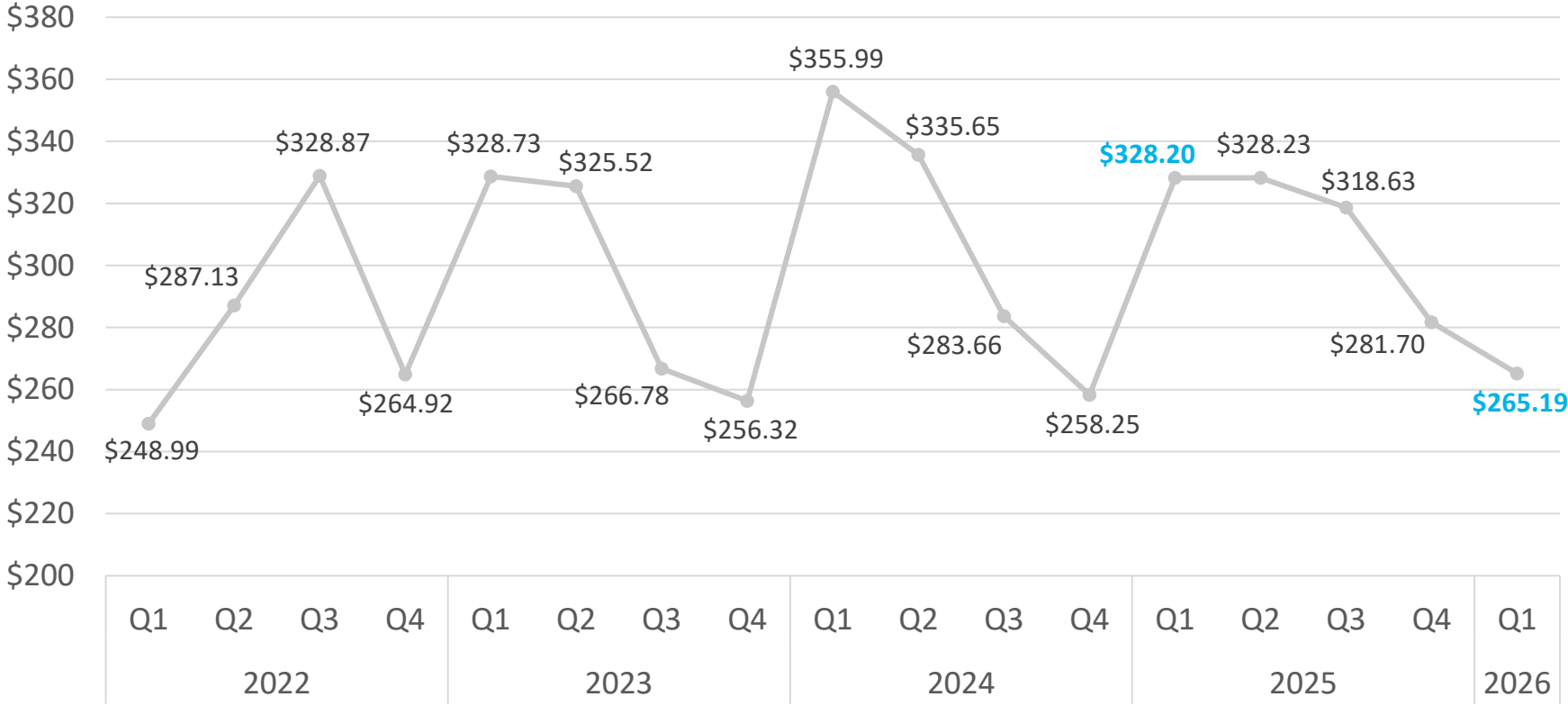


284K SF Sold

Over 194K SF of all SF sold was in buildings 0-50K SF representing 68% of the total transacted square footage

SOLD PRICE/SF

VENTURA COUNTY



▲ **\$16.20 (7%)**

Increase in average sold price since Q1 2022

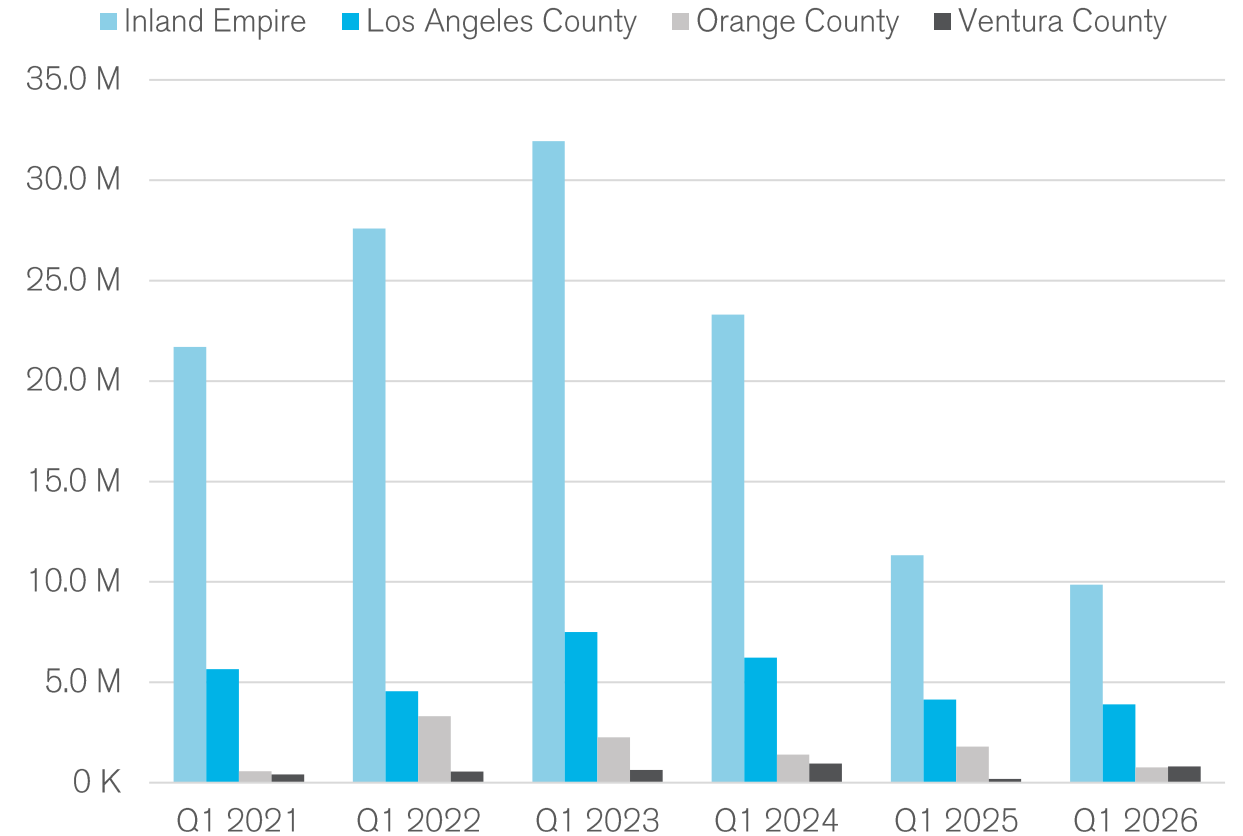
▼ **\$63.01 (19%)**

YOY decrease in average sold price

UNDER CONSTRUCTION PROPERTIES: 2022 – 2026

IE, LA, OC, VENTURA COUNTY

Region	Q1 2022	Q1 2023	Q1 2024	Q1 2025	Q1 2026	YOY % Change
Inland Empire	27.6 M	31.9 M	23.3 M	11.3 M	9.9 M	▼ 12%
Los Angeles County	4.6 M	7.5 M	6.2 M	4.1 M	3.9 M	▼ 5%
Orange County	3.3 M	2.3 M	1.4 M	1.8 M	755 K	▼ 58%
Ventura County	561 K	631 K	953 K	181 K	812 K	▲ 349%
Total	36.0 M	42.3 M	31.9 M	17.5 M	15.3 M	▼ 13%



▼ **13%**

YOY decrease in SF under construction

15.3M SF

Total SF under construction in Q1 2026

812K SF (5%)

Total SF under construction in Ventura Q1 2026

DELIVERED/COMPLETED PROPERTIES: 2022 – 2026

IE, LA, OC, VENTURA COUNTY

Region	2022	2023	2024	2025	Q1 2026	Projected
						Q2 2026
Inland Empire	21.9 M	35.2 M	23.1 M	14.7 M	2.4 M	2.6 M
LA East	1.4 M	2.0 M	2.5 M	394 K	119 K	5 K
LA MidCounties	287 K	23 K	367 K	1.3 M	217 K	489 K
LA Central	734 K	288 K	1.2 M	437 K	160 K	447 K
South Bay	1.5 M	1.9 M	1.1 M	2.2 M	393 K	167 K
LA Northwest	493 K	354 K	479 K	1.1 M	224 K	97 K
Orange County	1.9 M	3.1 M	1.5 M	3.8 M	621 K	708 K
Ventura County	519 K	427 K	322 K	582 K	0 K	738 K
Total	28.7 M	43.2 M	30.5 M	24.6 M	4.1 M	5.3 M

4.1 M SF

Total delivered construction in Q1 2026

0 SF

Total delivered construction in Ventura County in Q1 2026

5.3M SF

Projected to be delivered in Q2 2026